

PROJECT BY :-



## SHIVALAY TIRTH

NR. BANSI BANQUET, BH. L&T KNOWLEDGE CITY,  
AJWA - WAGHODIA ROAD, N.H. 8, VADODARA - 390019.

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STRUCTURE : VISHWAKARMA CONSULTANT (MANISH SHAH)

Above project is registered under Gujrera. for further details :  
visit: [www.gujrera1.gujarat.gov.in](http://www.gujrera1.gujarat.gov.in) under registered project.

RERA REGISTRATION NO.  
PR/GJ/VADODARA/VADODARA/Others/RAA12562/011123

Leo # 97146 | 3377



Project By :-



4 BHK LUXURIOUS  
TRIPLEX



Your Trust in us  
a better Lifestyle for you



4 BHK LUXURIOUS  
TRIPLEX

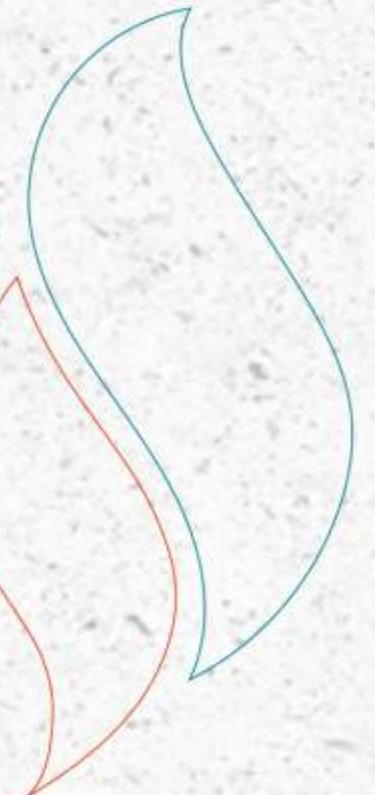
Classic appeals to the connoisseur with an understanding and enjoyment of the finer things in life. Classic is deeply tactile and sensual, appealing to all the senses with soft leathers, dark woods and lots of mahogany. This is a sophisticated style with a strong mix of classic elements and contemporary objects.

The spirit of Minimal is clean and calm – a modern edge, incorporating glass, metal, concrete and neutral colours, allowing for the mind to relax, contemplate and reflect. Minimal is ideal for those who want to add their own layers and ideas. It can work as a simple base, an almost blank canvas upon which you can gradually build - adding objects that reflect your personal tastes and individual style.





A MODERN  
ELEVATION,  
ONE THAT  
CHARMS YOU  
INSTANTLY





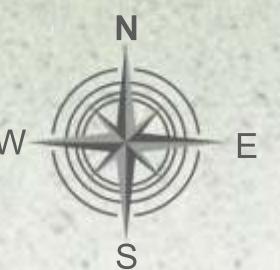
DESIGNED FOR  
INTRICATELY RICH LIVING



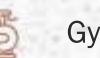
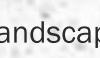
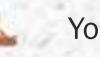
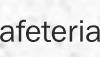
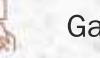
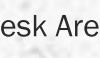
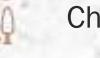
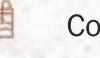
HEIGHTENED LIVING;  
UNDERSTATED LUXURY.



LAYOUT PLAN



COMMON PLOT 1  
AMENITIES

- |   |                       |   |  |
|---|-----------------------|---|--|
|  | Gymnasium             |  | Landscape Garden                           |
|  | Yoga Space            |  | Cafeteria Area                             |
|  | Game Room             |  | Desk Area                                  |
|  | Children Play Area    |  | Solar Energy Rooftop<br>for common utility |
|  | Covered Swimming Pool |   |  |



CLUB HOUSE - FIRST FLOOR



CLUB HOUSE - GROUND FLOOR



FREEDOM TO LIVE THE  
LIFE OF YOUR DREAMS

## SPECIFICATIONS

### STRUCTURE

- All RCC & Masonry work as per structural engineer's design.
- Elevation work as per Architect's Design.

### FINISH

- Internal Walls : Smooth cement plaster.
- External Walls : Double coat plaster.

### FLOORING

- 1600x800 vitrified tiles flooring in all rooms.
- Passage area & stair case with vitrified tiles & Natural Stones.

### BATHROOMS

- Premium ceramic tiles, Branded quality bath fittings and sanitary wares.
- Anti skid floor tiles granite counter with ceramic wash basin.
- Tiles up to door level in all bathrooms
- Concealed internal plumbing with hot water points.

### KITCHEN

- Granite platform with Sink & designer tiles upto slab level.
- Wash area with dado tiles & flooring.

### DOORS & WINDOWS

- Main door : High quality wooden frame door with veneer paneling on both sides and standard quality safety lock.
- Internal doors : Flush doors with granite frame & both sides decorative laminates.
- Anodized aluminium sliding windows with mosquito net & safety grills.

### PAINT

- Internal walls : Two coat putty.
- External walls : Weather proof paint.

### ELECTRIFICATION

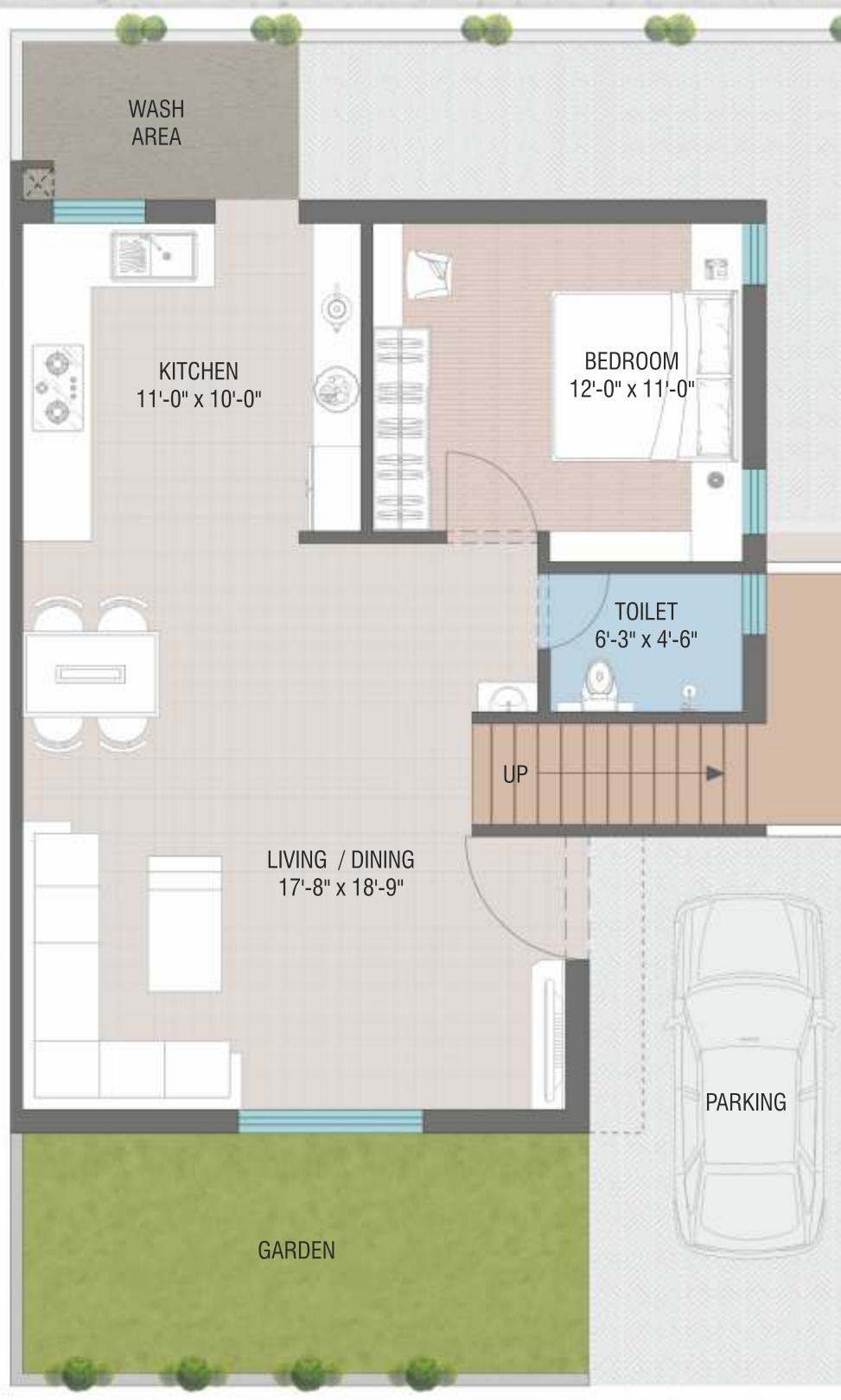
- Concealed standard quality ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical point in all areas.
- Provision for TV & internet points at convenient locations.
- AC piping in all bed rooms & living room



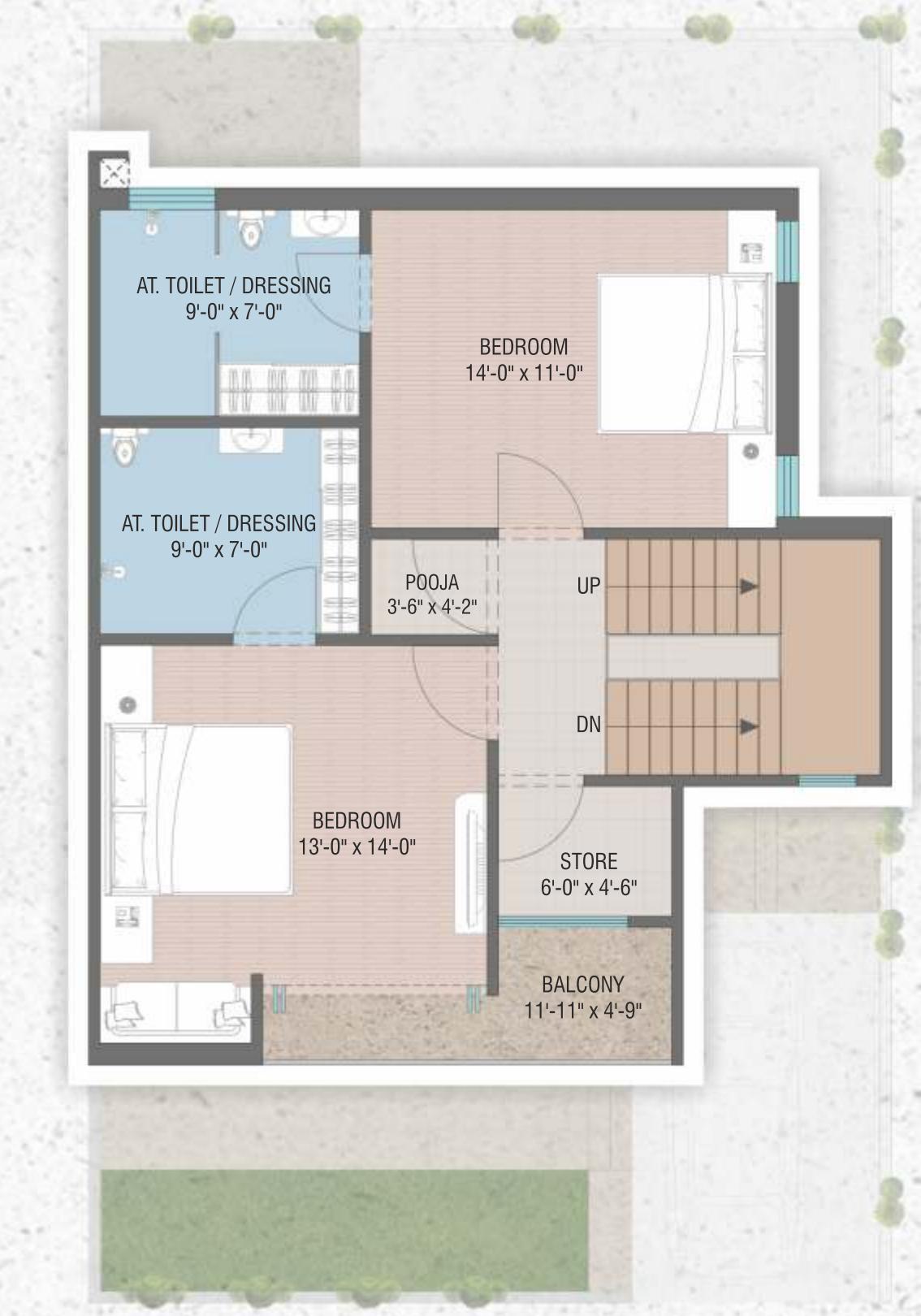
## TYPE A

Plot No.  
1 to 65

### GROUND FLOOR



### FIRST FLOOR



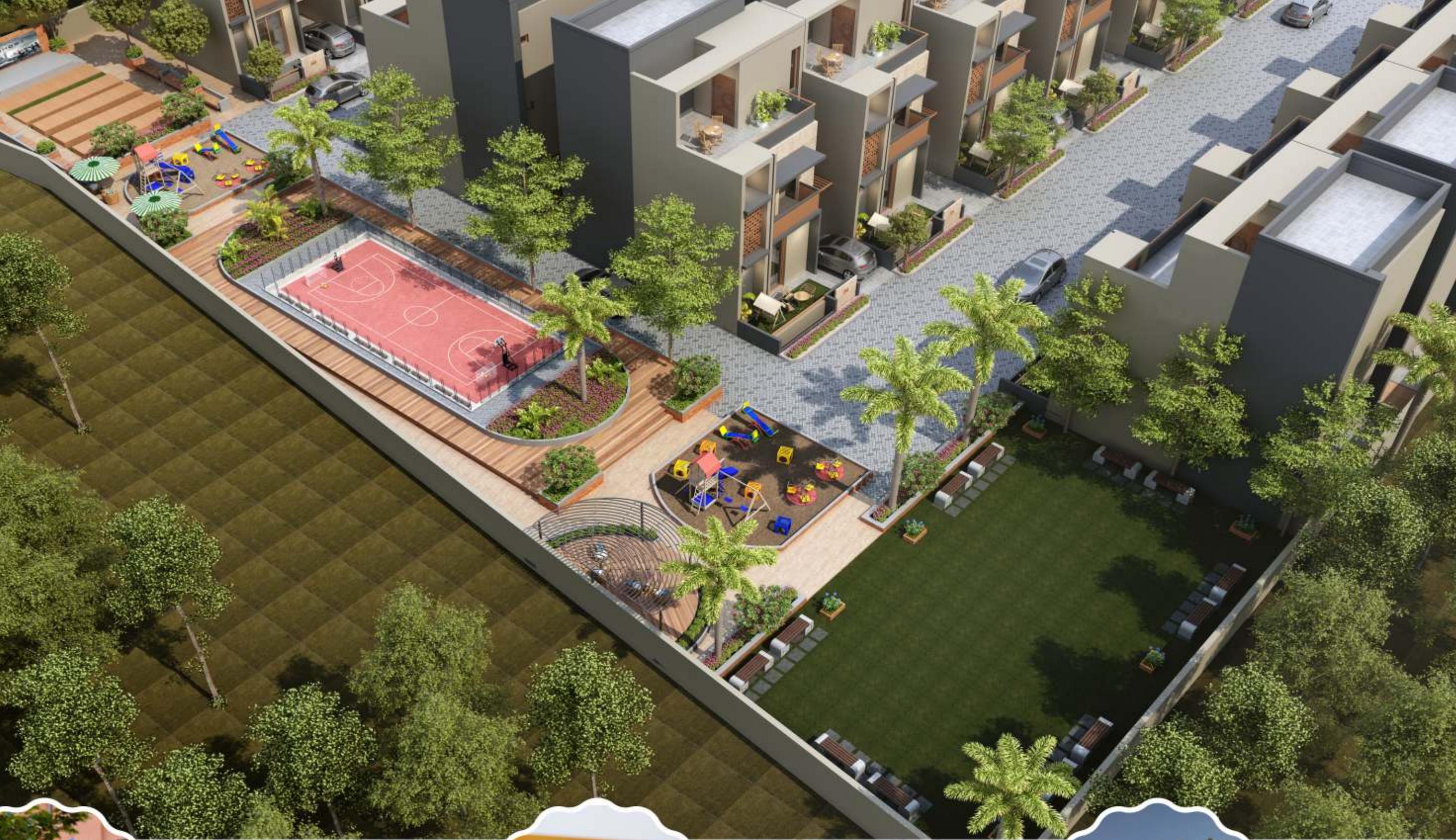
### SECOND FLOOR



Plot Area : 1220.00 sq.ft.

COMMON PLOT 2  
**AMENITIES**

-  Badminton Court
-  Infant Play Area
-  Children Play Area
-  Walking Track
-  Open Theatre
-  Informal Sitout
-  Gazebo
-  Senior Citizen Area
-  Landscape Garden



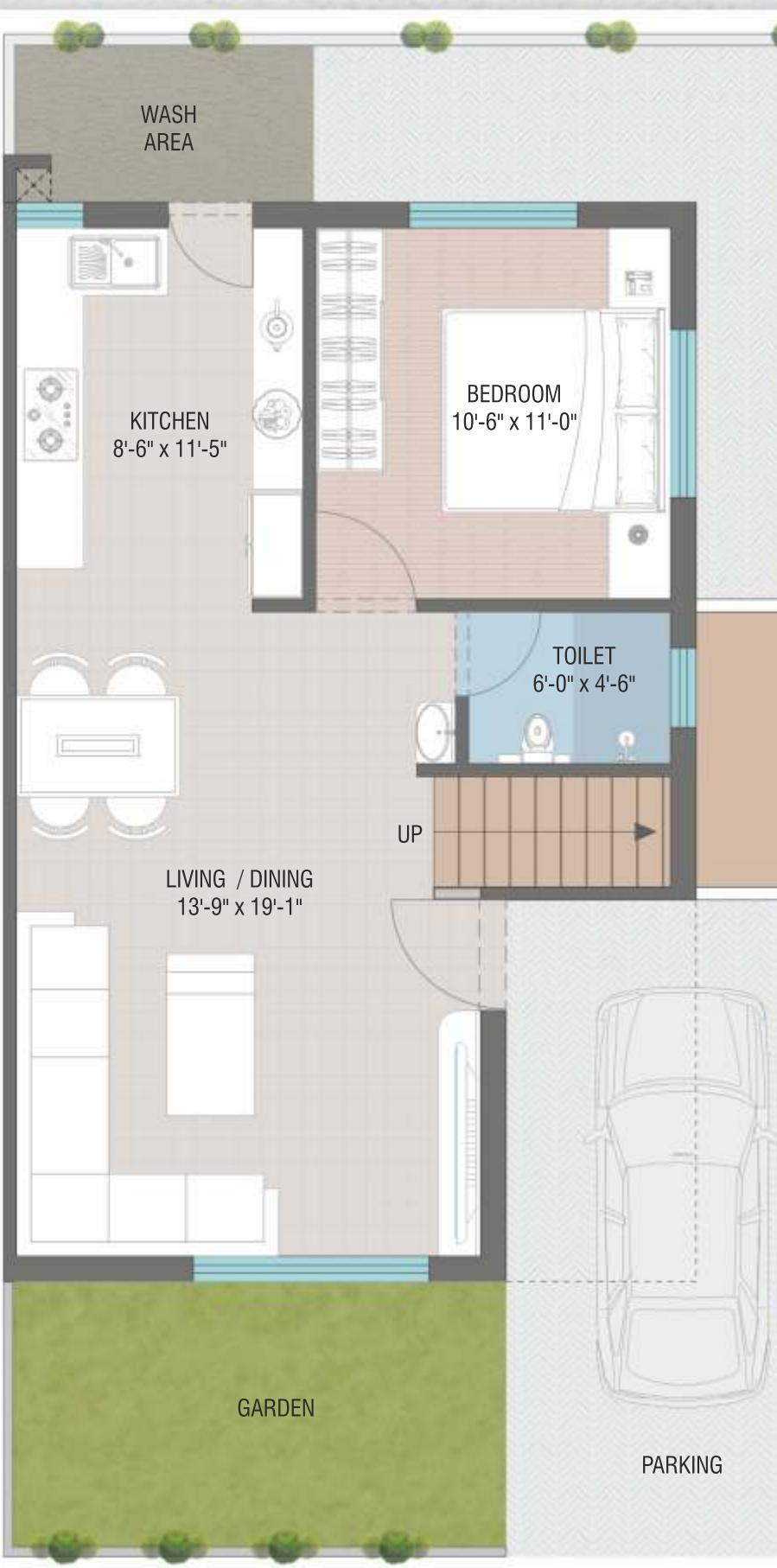




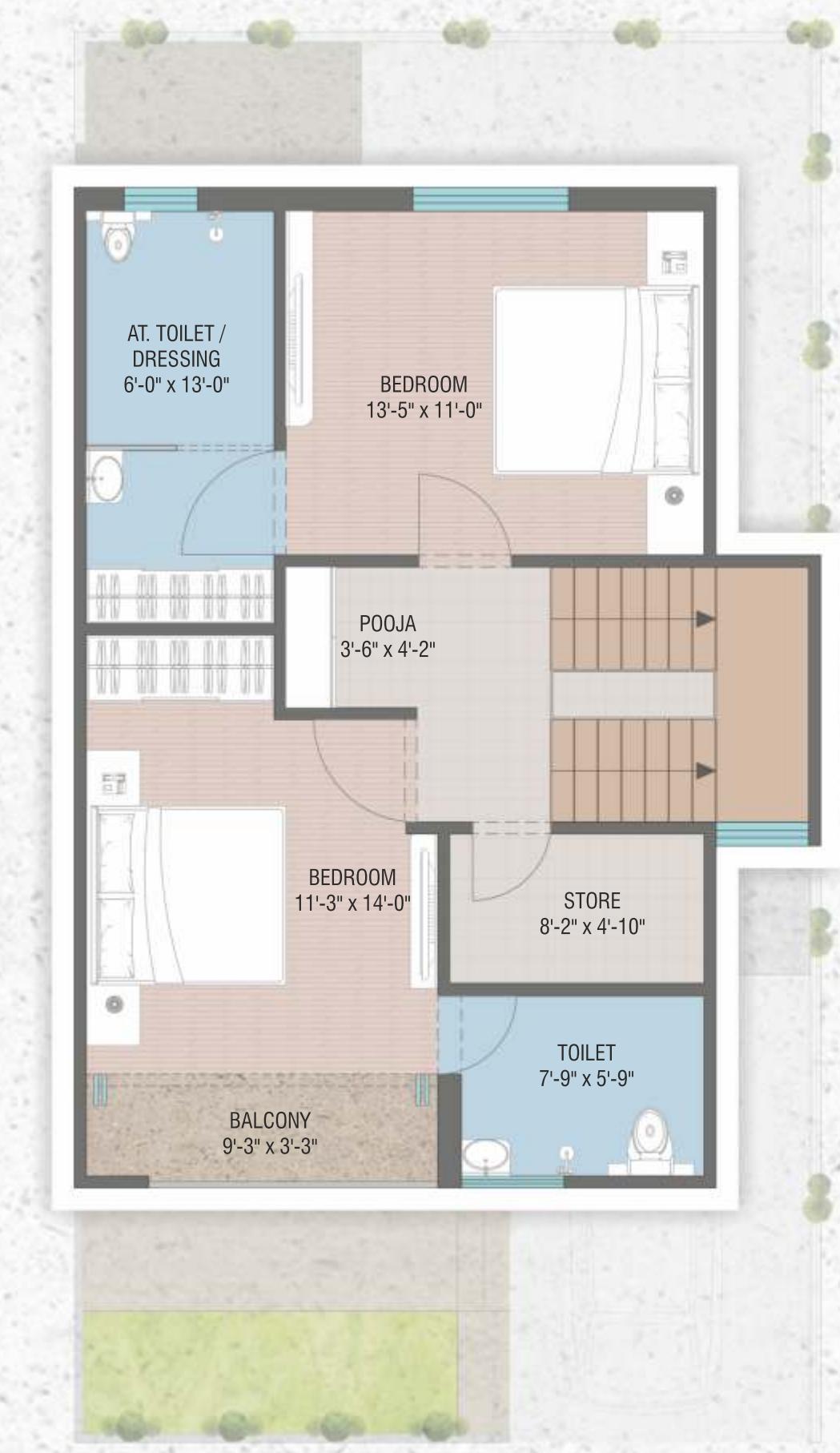
## TYPE B

Plot No.  
66 to 94

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Plot Area : 1075.00 sq.ft.

# PANORAMIC VIEW OF YOUR DREAM LIFESTYLE

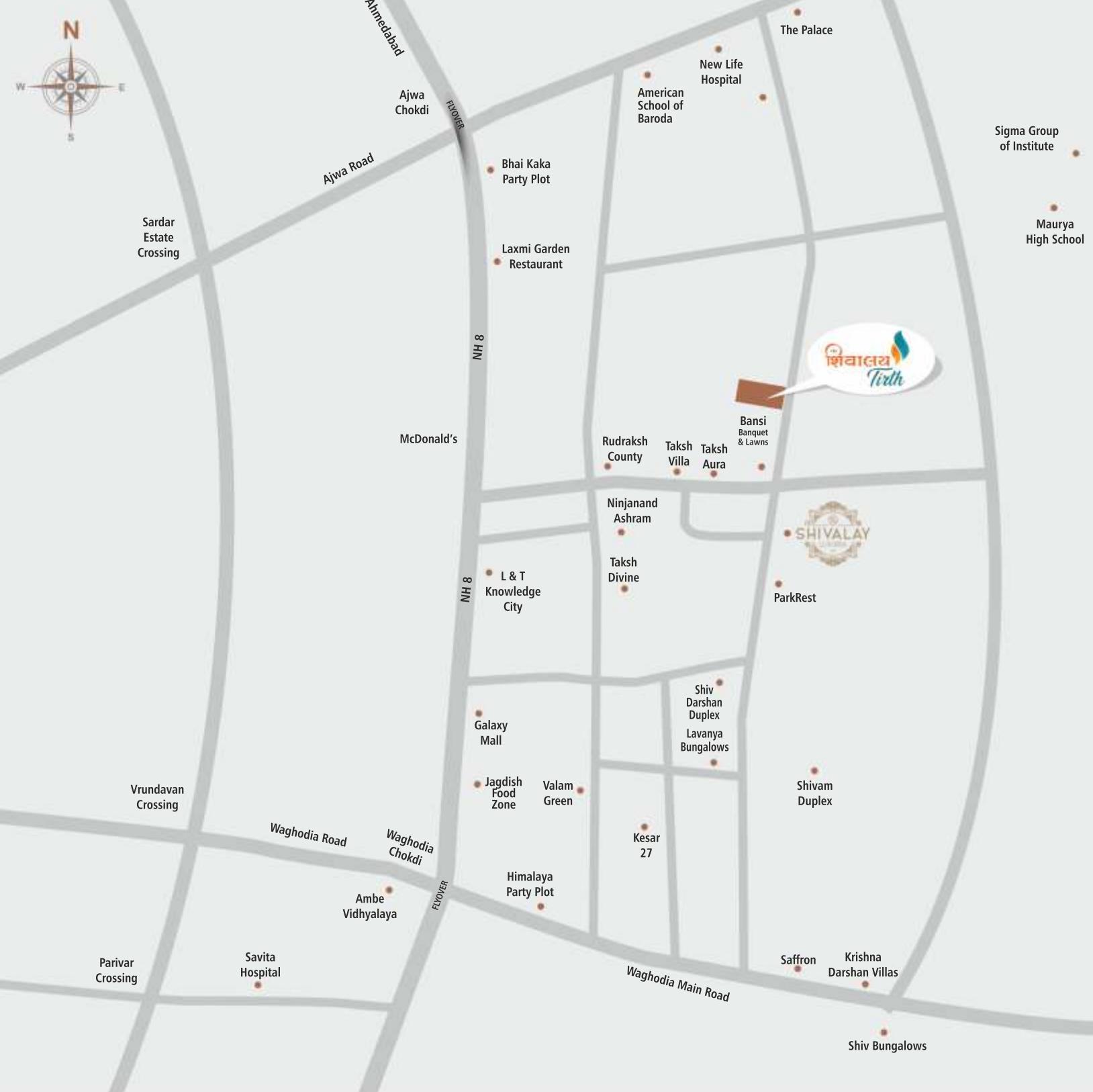


Notes :- (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGCL meter deposit should be levied separate (3) in case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount (4) Possession will be given after one month of all settlement of account (5) Extra work at the cost of client with prior estimate needs to be given in advance but no changes in elevation and plan will be done (6) While every reasonable care has been taken in preparing this brochure and can not form part of an offer, contract or agreement. The promoter can not be held responsible for any inaccuracy in this contents. (7) All plans, information and specification are subject to changes may be required by the promoters. (8) Payment schedule must be followed strictly, any delay in payment shall incur penalty. (9) Actual Dimensions may vary as per the site conditions. (10) Amenities and specification are not consider in shops.  
Disclaimer : the details, facts, specifications, figures mentioned in brochure are indicative for information purpose only and subject to modifications / compliance required as per RERA act.

## PAYMENT MODE :-

10% Booking	10% Second Floor Slab
20% Within 30 days	10% Masonry
15% Plinth Level	05% Plaster
10% Ground Floor Slab	05% Flooring
10% First Floor Slab	05% Finishing Level

## LOCATION MAP



## IN THE VICINITY OF 10 MINS.

- New Life Hospital
- Dhiraj Hospital
- Ambe Vidhyalaya
- Mauryan High School
- Sigma Group of Institute
- Pioneer Pharmacy Degree College
- Inox Multiplex
- McDonald's
- L & T Knowledge City
- Jagdish Food Zone
- Galaxy Mall
- Vrundavan Crossing
- Wagholia Chokdi
- Wagholia Road
- NH 8
- Ajwa Road
- Sardar Estate Crossing
- Parivar Crossing
- Wagholia Main Road
- NH 8
- Ajwa Chokdi
- Way to Ahmedabad
- The Palace
- New Life Hospital
- American School of Baroda
- Sigma Group of Institute
- Maurya High School
- Bhai Kaka Party Plot
- Laxmi Garden Restaurant
- Rudraksh County
- Taksh Villa
- Taksh Aura
- Ninjanand Ashram
- Taksh Divine
- ParkRest
- Galaxy Mall
- Jagdish Food Zone
- Valam Green
- Kesar 27
- Himalaya Party Plot
- Ambe Vidhyalaya
- Savita Hospital
- Saffron Krishna Darshan Villas
- Shiv Bungalows